

Montgomery House FRA update 1.3.2024

Read in conjunction with the full FRA reports as some actions have been summarised below:

Montgomery House		
Significant findings	FCHO Update	Estimated completion date
The bathroom window to flat 18 on the 5th floor was smashed and covered with a thin piece of plywood. It is recommended to replace the damaged window unit with a certified 30 minute fire resisting window unit that is fixed shut, rather than replacing it like for like. See 9.1's commentary for further information	Works completed 25 th August	Completed
The 5th floor refuse chute door did not fully close shut when tested on-site	Completed 10/11/2023	Completed
It is recommended that the self-closing device be reinstated (flat 32), and a solution sought for the door that sticks on the carpet, to enable doors to fully close into their rebates unaided	Completed 08/09/2023	Completed
The understairs electrical cupboard was found missing intumescent fire and cold smoke seals on the top edge of the door frame. It is recommended that intumescent fire and cold smoke seals are reinstated on the door identified.	Completed 05/09/2023	Completed

It is recommended that temporary fire stopping is replaced with adequate fire stopping material, and vents in the drying rooms are sealed to prevent ambient smoke spread from the flats into the drying rooms	Works confirmed completed 2 nd Feb	Completed
The EACIE alert system was sounding with a fault at the time of the FRA. This was silenced by the FCHO representative, but a fault remained. It is recommended that the EACIE alert system be inspected by a competent person to ensure the system is fully functioning correctly	Sent to GTM to investigate, full service of EICIE added to GTM schedule	Completed

Lift maintenance – Montgomery House

Maintenance activity	Last done	Next due
Full service (LOLER)	14/12/2023	14/06/2024
Inspection (Monthly)	29/02/2023	31/03/2024